

To: Warden and Members of County Council

From: Director of Community Planning

Application for Draft Plan of Subdivision SB 22-09-1 – 2498298 Ontario Ltd.

RECOMMENDATION

1. That Oxford County Council grant draft approval to a proposed residential plan of subdivision submitted by 2498298 Ontario Ltd. (SB 22-09-1), prepared by Brantwood Construction Surveying, dated October 11, 2022, for lands described as Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1, in the Township of Blandford-Blenheim, subject to the conditions attached to this report as Attachment No. 5 being met prior to final approval.

REPORT HIGHLIGHTS

- The proposed draft plan of subdivision will facilitate six lots for single detached dwellings and an internal road connecting Elgin Street East to Emma Street.
- Planning staff are recommending support of the draft plan of subdivision as the application is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan.

Implementation Points

The application will be implemented in accordance with the relevant strategic initiatives, objectives and policies contained in the Official Plan.







Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

Notice of Public Meeting was provided to neighbouring property owners in accordance with the requirements of the *Planning Act* on February 9, 2023 and a Public Meeting was held by Township of Blandford-Blenheim Council on March 1, 2023. One letter was received from a property owner in the vicinity of the subject lands and has been attached to this report for Council's consideration.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii			

DISCUSSION

Background

APPLICANT/OWNER: 2498298 Ontario Ltd.
504875 Old Stage Road, Woodstock, ON N4S 7V8

AGENT: Paul Barron (Barron Planning Consulting)
628 Lakeview Drive, Woodstock ON N4T 0A5

SURVEYOR: Brantwood Construction Surveying
408 Dundas Street, Unit 1, Woodstock, ON N4S 1B8

Location:

The subject lands are described as Lots 82-87, 95-98, Part Lot 99, Plan 99, Parts of Elgin Street, Church Street, Wonham Street, Part Lot 12, Concession 1, in the former Township of Blenheim, now in the Township of Blandford-Blenheim. The lands are located on east end of Elgin Street East in the Village of Princeton.

County of Oxford Official Plan:

Schedule 'C-3'	County of Oxford Settlement Strategy Plan	Village
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Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Settlement
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Township of Blandford-Blenheim By-law 1360-2002:

Existing Zoning: Special Development Zone (D-7)

Proposed Zoning: Special Residential Type 1 Zone (R1-sp)

Proposal:

The County of Oxford and the Township of Blandford-Blenheim have received applications for a Draft Plan of Subdivision and Zone Change to facilitate a six lot residential subdivision within the Village of Princeton. Each of the six residential lots would contain a single detached dwelling. In addition to the residential lots, the proposal also includes the construction of a road that would connect Elgin Street East with Emma Street.

Regarding the proposed Zone Change Application, the lands are proposed to be rezoned from the existing 'Special Development Zone (D-7)' to a 'Special Residential Type 1 Zone (R1-sp).' Special provisions are required to permit select lots to have reduced lot frontages and/or lot depths.

The subject lands are approximately 2.2 ha (5.6 ac) in area and are currently vacant, but previously housed a school. Surrounding land uses are mainly comprised of residential uses to the north, west, and south while agricultural lands exist to the east.

Comments

Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

The policies of Section 1.1 direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses (including residential and commercial uses) to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.4.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for residential development.

The PPS also states in Section 1.6.6.2 that municipal sewage and water systems are the preferred form of servicing for settlement areas and that intensification and redevelopment within settlement areas on existing municipal services should be promoted, wherever feasible. Where municipal sewage services or private communal sewage services are not provided, individual on-site sewage services may be used, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The PPS also directs that partial services shall only be permitted within settlement areas to allow for infilling and minor rounding out of existing development provided that the site conditions are suitable for the long-term provision of such services.

With respect to planning for stormwater management, the PPS directs that development shall minimize or, where possible, prevent increases in contaminant loads, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces and promote stormwater management best practices.

Official Plan

The subject lands are located within the 'Village' designation according to the Settlement Strategy Plan, as contained in the Official Plan.

According to Section 4.2.2.3, lands within the Village designation are characterized by a broad range of land uses and activities. Villages are settlements that are predominantly serviced by private sewage disposal systems and by either existing centralized water supply facilities or individual wells.

As per Section 6.2.2, low density residential development is permitted in the Village designation, being lands that are primarily developed, or planned, for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses involving not more than two units. The density of development within the Village designation will be restricted by the land area required for the proper operation of individual private septic systems.

Further, according to Section 6.2.2.1, where infill development is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, the Area Council and County Council will ensure that:

- the nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;

- any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;
- measures will be incorporated into the subdivision design to buffer and screen existing residential uses from new development; and
- stormwater run-off from the proposal will be adequately controlled.

Infill subdivisions are also subject to the following criteria:

- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the impact of generated traffic on public streets, pedestrians and vehicular safety has been adequately addressed;
- existing municipal services and community facilities will be adequate to accommodate proposed development;
- the extent to which the development provides for the retention of existing vegetation or natural resources;
- the potential effects of the development on the environmental resources; and,
- compliance of the proposed development with the provisions of the local Zoning By-law and other municipal by-laws.

Furthermore, the policies of Section 10.3.3 (Plans of Subdivision and Condominium) provide that County and Township Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan to be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

The applicant will be required to satisfy a number of conditions prior to final approval and registration of the plan. Should the conditions not be met within the specified time period, the draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, Council shall require the applicant to enter into a subdivision agreement with the Township and, where necessary, the County, prior to final approval of the plan.

Township of Blandford-Blenheim Zoning By-Law

The subject lands are currently zoned 'Special Development Zone (D-7)' according to the Township of Blandford-Blenheim Zoning By-law. The 'D-7' Zone permits a farm, public use and existing single detached dwelling. Special provisions within the D-7 zone recognize the existing lot area and frontage of the subject lands.

The Zone Change Application proposes to rezone the subject lands to 'Residential Type 1 Zone (R1)' to permit the development of six single detached dwelling lots and the associated road extension. The 'R1' zone requires a minimum lot area of 2,800 m² (30,140 ft²), lot frontage of 35 m (114.8 ft) and lot depth of 50 m (164 ft), where municipal sanitary sewer systems are not available. Special provisions are being proposed to permit a minimum lot frontage of 30 m (98.4 ft) and a minimum lot depth of 48 m (157.4 ft) to facilitate the proposed draft plan.

Agency Comments

The Township Director of Public Works has advised that the new road must be constructed to municipal standards.

Canada Post indicated that mail delivery for this development will be via PO Box at the Princeton Post Office. Upon occupancy, residents are advised to contact the Princeton Post Office to establish mail delivery.

The Township Drainage Superintendent, the Township Engineer, the Oxford County Public Works Department, Hydro One, and Bell Canada had no concerns with the proposal.

Township of Blandford-Blenheim Council

On March 1, 2023 the Zone Change Application (ZN1-22-10) and the Application for Draft Plan Approval (SB22-09-1) were considered by the Township of Blandford-Blenheim Council. Following a Public Meeting, Township Council moved to 'approve-in-principle' the Zone Change Application and, further, to advise Oxford County Council that Township Council supports the submitted Application for Draft Plan Approval.

Planning Analysis

Provincial Policy Statement

It is the opinion of staff that the proposal is consistent with the policies of Sections 1.1.3.2, 1.1.3.3 and 1.4.3 of the PPS. The proposed development is considered to be a form of infilling that represents an efficient use of lands, municipal services and infrastructure within a designated settlement area.

The proposed partial services would also be consistent with the policies of Section 1.6, regarding the long-term provision of private servicing, and appropriate stormwater management practices are proposed to accommodate the development, in accordance with Section 2.2.1.

Official Plan

Staff are also satisfied that the proposal maintains the general intent of the Official Plan. The applicant is proposing single detached dwellings on lots that are of an adequate size to accommodate private individual septic systems, which is in keeping with the policies of Sections 4.2.2.3 and 6.2.2, respecting development within a Village.

As noted, the proposed development is also considered to be a form of residential intensification, which is supported by the policies of Section 6.2.2.1. In particular, staff are satisfied that the proposed development will be compatible with the existing residential development in the vicinity, consisting of predominantly single detached dwellings. While the proposed lots are larger than the existing residential lots in the surrounding area, staff note that a minimum lot area of 2,800 m² (30,140 ft²) is required to accommodate a standard private septic system together with provision for a replacement system in the future. For Council's information, this requirement came into effect following the creation of the existing lots in the vicinity. As a result, the proposed new residential development will generally maintain greater setbacks and spacing to the existing lots in the surrounding area. The proposed lot sizes are generally required to accommodate adequate private servicing, and staff are satisfied that the proposed configuration is appropriate and compatible with existing development in the vicinity.

The proposal includes an internal municipal road, which would appear to integrate appropriately with the surrounding residential development and improve both traffic and pedestrian movement, as the internal road would connect Elgin Street East to Emma Street, thus connecting two existing 'dead-end' streets. The Township's consulting engineer and County Public Works Department have also reviewed the preliminary servicing report that was submitted in support of the proposal and have no concerns at this time.

Township Zoning By-law

The applicant proposes to rezone the subject lands from 'Special Development Zone (D-7)' to 'Special Residential Type 1 Zone (R1-sp)' to permit the development of six single detached dwellings.

Special provisions are being proposed to permit reduced lot frontage and lot depth on select lots. The R1 zone requires a minimum lot frontage of 35 m (114.8 ft) and a minimum lot depth of 50 m (164 ft) where sanitary sewers are not available. Princeton is serviced by municipal water but does not have municipal sanitary sewers and thus newly created residential lots must comply with these zoning provisions. The purpose of the lot depth and lot frontage requirements is to ensure that sufficient space is maintained on private lands for the development of a single detached dwelling, while providing sufficient area for private services, off-street parking, amenity space, grading, and drainage.

In reviewing the draft plan of subdivision, staff note that five of the six proposed lots are deficient the required lot frontage minimum of 35 m (114.8). The lot frontage of the deficient lots range from 34 m (111.5 ft) to 30.1 m (98.7 ft). In terms of the minimum lot depth, only one lot is identified as being deficient the required minimum lot depth of 50 m (164 ft). Lot 5 on the draft plan of subdivision proposes a minimum lot depth of 48.1 m (157.8 ft).

While five of lots proposing reduced lot frontages and one lot proposing a reduced lot depth, staff note that each of the six proposed lots would meet the required minimum lot area of 2,800 m² (30,138.9 ft²). Proposed lot sizes range from 2,821.5 m² (30,370.3 ft²) to 4,012.6 m² (43,191.2 ft²). Planning staff are satisfied that despite the requested lot depth and lot frontages that all six lots will be sufficiently large enough to accommodate a building envelope for a single detached dwelling and will maintain the required front and rear yard setbacks and permit adequate amenity space, off-street parking, and drainage.

In terms of private septic system accommodations, the applicant completed a Septic Feasibility Report in 2015. In addition to the 2015 Septic Feasibility Report, the subject subdivision application was also submitted with a Septic Servicing Review and Nitrate Impact Assessment which was prepared in 2022. The Chief Building Official has reviewed the draft plan of subdivision and the provided servicing reports and has indicated no concern regarding the ability to locate the necessary private septic systems on the proposed residential lots.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan. As such, staff are satisfied that the application for draft plan of subdivision can be given favourable consideration.

SIGNATURES

Report Author:

Original Signed By

Dustin Robson, MCIP, RPP
Development Planner

Departmental Approval:

Original Signed By

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment No. 1:** Plate 1 – Location Map & Existing Zoning
- Attachment No. 2:** Plate 2 – Aerial Photography (2020)
- Attachment No. 3:** Plate 3 – Applicant’s Sketch
- Attachment No. 4:** Letter from the Public (Stubbe’s)
- Attachment No. 5:** “Schedule A” – Conditions of Draft Approval